

WELWYN HATFIELD BOROUGH COUNCIL  
DEVELOPMENT MANAGEMENT COMMITTEE – 18 AUGUST 2016  
REPORT OF THE DIRECTOR (GOVERNANCE)

**Appeal Decisions 30/06/2016 to 26/07/2016**

1. DCLG No: C1950/C/15/3138373
- Application No: ENF/2013/0430
- Appeal By: Mr M Hassan
- Site: The Bellbrook, Bulls Lane, Hatfield, AL9 7AZ
- Proposal: Construction of access driveway without planning permission
- Summary: The land in question has previously been in an active agricultural use – whilst it is now not used for any specific purpose and is owned by the appellant, the Inspector concluded that it is not part of the curtilage of his house. Accordingly it does not have a lawful residential use, and as there is no evidence that the driveway has been used for any agricultural purpose it was held to be a material change of use. On the question of whether the driveway and related change of use should be granted planning permission, the Inspector held that they are inappropriate development in the Green Belt. Whilst the Inspector judged that the driveway has no impact on openness, it was concluded that it has a harmful impact on the rural character of the area. Although it was accepted that the existing means of access to the property is slightly constrained, this was not felt to amount to the very special circumstances required to justify the proposal.
- Decision: Appeal Dismissed
- Delegated or DMC Decision: Delegated